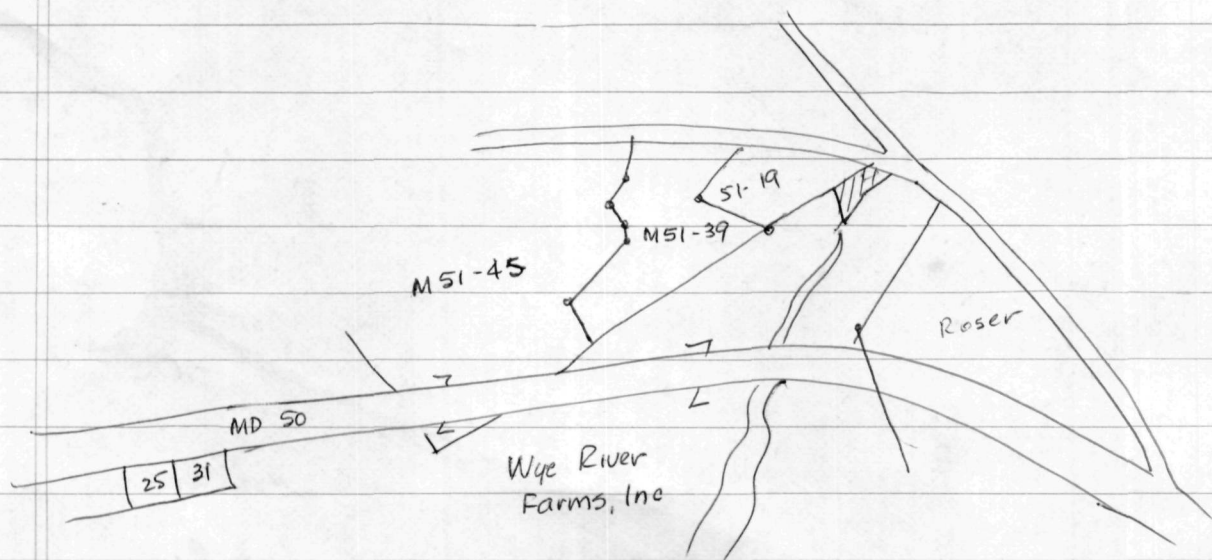


Ford

Maps 59 & 51



31 - Chas. B. Ford CWC 17/606 5 ac. + R/W

19 - Reynolds & Gannon TSP 60/583 5.00

39 John S. Messick CWC 7/657 0.26
6.91

45 - Consuela U. Ford NBW 3/451

25 - Md. Nat. Bank, Trustee CWC 39/155

31 - J. DeWeese Carter TSP 5/421

TSP 8/224 - Moeser to Mayorie Hardy

Begin in center branch of Wye R. opp. post along
edge of branch (now Ford)

with Leslie B. Cooper N11°21'E - 248.56 to post

cor. of Cooper, Hasperth & herein

with Hasperth N63°04'E - 380.5 to post on S side
rd. from Luem. to W.M.

" S side rd. S62°32'E - 317.05 to post

S57°07'E - 132.07 to I.P. and Jessa

" Jessa S45°28'W - 767.8 to I.P. in fence

S41°48'E - 345.6 to marked tree in X of
fence

S19°40'E - 838.5 to ancient stone

S16°45'E - 342.8 to stake and Melvin

----- with river to begin

Elliott 1939

DESCRIPTION OF THE CONSUELO FORD LANDS, FIFTH DISTRICT,
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the north side of U. S. Rte. 50 (75' from the centerline) and in the center of an old woods road, said point being the westernmost corner of the herein described lands and a corner for the lands of S.E.W. Friel; and running, thence, by and with the center of said woods road with said Friel lands N 71 43 20 E - 227.22' to the lands of Orsilla Wright; thence, by and with said Wright lands S 28 56 40 E - 83.00' to a marked 20" beech tree and N 69 46 20 E - 236.60' to a stone and the lands of John G. Messick; thence, by and with said Messick lands N 71 49 20 E - 785.90' to an iron pipe and the lands of Reynolds and Gannon; thence, by and with said Reynolds and Gannon lands N 71 02 E - 237.29' to an iron pipe and the lands now or formerly of Marjorie Hardy; thence, by and with said Hardy lands S 19 41 30 W - 230.79' to the mean high waters of a branch of the Wye River; thence, by and with the mean high waters of said river N 73 17 20 W - 119.31' and S 31 37 10 W - 221.14' to a point in the center of said river before being diverted in the construction of U.S. Rte 50 (See S.R.C. Plats 8316-8317); thence, by and with the original centerline of said river, now the division line between the herein described lands and the lands of Hardy, S 65 30 20 W - 170.93' and S 07 15 E - 95.00' to an iron pipe on the north side of U.S. Rte. 50; thence, by and with the right-of-way line of said road along an arc the radius of which is 5804.58' and the chord of which is N 81 47 10 W - 872.92' and a concrete monument and N 86 09 30 W - 133.84' to the place of beginning. Containing in all 5.575 acres of land, more or less.

Subject to the State Roads Commission easements as shown on S.R.C. Plats 8316-8317.

January 26, 1972.

William R. Nuttle.

DESCRIPTION OF THE CONSUELO FORD LANDS, FIFTH DISTRICT,
QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the south side of U.S. Rte. 50 (75' from the centerline), said point being the northwest corner of the herein described lands and the northeast corner of the lands of J. DeWeese Carter; and running, thence, by and with the south side of said road S 86 09 30 E - 407.50' to the lands of Wye River Farms, Inc.; thence, by and with said Wye River Farms lands S 31 49 30 E - 246.18' to an iron pipe, passing over a concrete monument 24.64' from the beginning, and N 86 09 50 W - 551.04' to a concrete monument at the southeast corner of the aforementioned Carter lands; thence, by and with said Carter lands N 03 50 30 E - 200.00' to the place of beginning. Containing in all 2.201 acres of land, more or less.

January 26, 1972.

William R. Nuttle.

.....
#27,829.

QUEEN ANNE'S COUNTY, TO WIT: Be
it remembered that on this Fifteenth day of July, in the year nineteen hundred and forty
nine, the following Deed was brought to be recorded, to wit:-

One-Thirty Dollar and One-Three
Dollar Int. Rev. Stamps. Endorsed
G&W 7/15/49.

Six Five Dollar Fifty Cent Record-
ation Tax Stamps. Endorsed G&W 7/15/49.

THIS DEED, made this 15th day of July, in the year nineteen hundred
forty-nine, by J. Berg von Linde and Florence Berg von Linde, his wife, of New York City,
in the State of New York;

WITNESSETH, that for and in consideration of the sum of Ten Dollars
(\$10.00) and other good and valuable considerations, the said J. Berg von Linde and Flor-
ence Berg von Linde, his wife, do hereby grant and convey unto Consuelo U. Ford, of the same
place, her heirs and assigns, in fee simple, all of the following described real estate, to
wit:

ALL those several tracts or parcels of land situate, lying and being
in the Fifth Election District of Queen Anne's County, in the State of Maryland, which are
more particularly described as follows, according to a plat thereof recorded among the land
records of Queen Anne's County aforesaid, in Liber A.S.G. Jr. No. 4, folio 274, (the sever-
al parcels of land hereby conveyed being designated on said plat in the same manner as in
this deed) that is to say:

Parcel No. 1

ALL that tract of land situate, lying and being in the Fifth Election
District of Queen Anne's County, State of Maryland, on the waters of Wye River and a branch
of the same, lands now belonging to Thomas and Lillian D. Marsalis, lands now belonging
to Albert Haspert, lands now belonging to Harry Barton, lands now belonging to William Til-
ghman, lands designated as Parcel No. 2 on said plat, lands designated as Parcel No. 3 on
said plat, lands now belonging to one Shaney and lands now belonging to one Andrews, and
being more particularly described by metes and bounds, courses and distances as follows,
to wit: BEGINNING for the same at a point in the center of a branch at the head of Wye
River opposite a post set along the northerly side of the branch on the line dividing the
herein described parcel of land from lands now belonging to Thomas and Lillian D. Marsalis,
and running thence (1) through the aforementioned post North 11 degrees 21 minutes east
248.56 feet to another post and the lands of Albert Haspert, said post being a common cor-
ner for the lands of the herein described parcel of land, lands of Marsalis and lands of
Haspert; thence (2) with the lands of Haspert and lands now belonging to Harry Barton

Original Ejected & mailed to Mrs. Ellsworth Ind
8/4/49

Handy plat # 33,200
plat of L. ypped ASS 4/274

South 63 degrees 19 minutes west 1023.7 feet to a stone, said stone being a common corner for the lands of the herein described parcel of land, lands of Harry Barton and lands of William Tilghman; thence (3) with the lands of William Tilghman South 61 degrees 26 minutes west 236.6 feet to a beech tree, a common corner for the lands of the herein described parcel of land, lands of Tilghman and lands designated as Parcel No. 2 on said plat; thence (4) with the lands designated as Parcel No. 2 South 63 degrees 39 minutes west 1649 feet to a post, said post being a common corner for the lands of the herein described parcel of land, lands designated as Parcel No. 2 and lands designated as Parcel No. 3 on said plat; thence (5) with the lands designated as Parcel No. 3 South 62 degrees 57 minutes west 1967.8 feet to a monument stone, said monument stone being a common corner for the lands of the herein described parcel of land, lands designated as Parcel No. 3 and lands of one Shaney; thence (6) with the lands of Shaney and lands of one Andrews South 59 degrees 33 minutes west 266.8 feet to another monument stone; thence (7) continuing with the lands of Andrews South 59 degrees 33 minutes west 140 feet to the mean low water line of Wye River; thence (8) with the several meandering courses of the mean low water line of Wye River to a branch at the head of same; and thence (9) with the several meandering courses of the center line of said branch to the place of beginning, containing an area of 112.21 acres of land, more or less.

Parcel No. 2

ALL that tract of woodland (designated as Parcel No. 2 on said plat), situate, lying and being in the Fifth Election District of Queen Anne's County, State of Maryland, on the southeasterly side of the existing or old road leading from the State Road into the lands designated as Parcel No. 1 on said plat, and on the northwesterly side of the lands designated as Parcel No. 1, and being bounded by the aforementioned existing or old road, lands designated as Parcel No. 1, lands designated as Parcel No. 3 on said plat and lands now belonging to William Tilghman; and being more particularly described by metes and bounds, courses and distances, as follows, to wit: BEGINNING for the same at a beech tree, a common corner for the lands of the herein described parcel, lands designated as Parcel No. 1 on said plat and lands now belonging to William Tilghman, said beech tree being at the southwest corner of the lands of William Tilghman, and running thence (1) with the lands designated as Parcel No. 1 South 63 degrees 39 minutes west 1649 feet to a post, said post being a common corner for the lands of the herein described Parcel, lands designated as Parcel No. 1 and lands designated as Parcel No. 3; thence (2) with the lands designated as Parcel No. 3 North 25 degrees 38 minutes west 73.9 feet to a point along the fence opposite the center of the existing or old road heretofore mentioned; thence (3) with the center line of the existing or old road North 63 degrees 34 minutes east 455.62 feet to a point opposite a monument stone set along the northwesterly side of the road on the line dividing the lands designated as Parcel No. 3 from lands now belonging to Samuel E. W. Friel; thence (4) continuing with the center line of the road North 63 degrees 23 minutes east 1179.4 feet to a point in the center of the road opposite a monument stone set along the southeasterly side of the road on the line dividing the lands of the herein described parcel from lands now belonging to William Tilghman; thence (5) South 37 degrees 17 minutes east 17 feet to the aforesaid monument stone; and thence (6) with the lands of William Tilghman South 37 degrees 17 minutes east 66 feet to the place of beginning, containing an area of 2.76 acres.

Parcel No. 3

ALL that tract of land, situate, lying and being on the southerly side of the State Road leading from Matapeake to Wye Mills opposite the property now belonging to Fairfax Farms Dairy, Inc., and being bounded by the aforementioned State Road, lands now be-

...ing to Benjamin F. Smith and wife, lands now belonging to Benjamin F. Austin, Jr., and wife, lands now belonging to Susan Elizabeth Chance, lands now belonging to William Benjamin Lane, lands now belonging to Jacob Wilson, lands now belonging to one Shaney, lands designated as Parcel No. 1 on said plat, lands designated as Parcel No. 2 on said plat and lands now belonging to Samuel E. W. Friel, and more particularly described by metes and bounds, courses and distances, as follows, to wit: BEGINNING for the same at a concrete monument set along the southerly side of the State Road leading from Matapeake to Wye Mills on the line dividing the herein described Parcel from lands now owned by Benjamin F. Smith and wife, and running (1) thence with the lands of Smith South 40 degrees 37 minutes east, 200 feet to another concrete monument; thence (2) still with the lands of Smith South 54 degrees 38 minutes west, 109 feet to a concrete monument; thence (3) still with the lands of Smith South 52 degrees 08 minutes west, 327 feet to a concrete monument, a common corner for the lands of the herein described Parcel, lands of Smith and lands of Benjamin F. Austin Jr., and wife; thence (4) with the lands of Austin South 52 degrees 08 minutes west, 109 feet to a concrete monument, a common corner for the lands of the herein described Parcel, lands of Austin and lands of Susan Elizabeth Chance; thence (5) with the lands of Chance South 50 degrees 38 minutes west, 109 feet to a concrete monument, a common corner for the lands of the herein described Parcel, lands of Chance and lands of William Benjamin Lane; thence (6) with the lands of Lane South 44 degrees 23 minutes west, 514.4 feet to a concrete monument, a common corner for the lands of the herein described Parcel, lands of Lane and lands of Jacob Wilson; thence (7) with the lands of Wilson South 13 degrees 01 minutes east, 698.5 feet to a monument stone, a common corner for the lands of the herein described Parcel, lands of Wilson and lands of one Shaney; thence (8) with the lands of Shaney South 21 degrees 49 minutes east 426.6 feet to a monument stone, a common corner for the lands of the herein described Parcel, lands of Shaney and lands designated as Parcel No. 1 on said plat; thence (9) with the lands designated as Parcel No. 1 North 62 degrees 57 minutes east, 1967.8 feet to a post and the lands designated as Parcel No. 2 on said plat; thence (10) with the lands designated as Parcel No. 2 North 25 degrees 38 minutes west, 73.9 feet to a point along the fence opposite the center line of the existing or old Road leading from the State Road into the lands designated as Parcel No. 1 on said plat; thence (11) with the center line of the existing or old road North 63 degrees 34 minutes east, 455.62 feet to a point in the center of the road opposite a monument stone set along the northwesterly side of the road on the line dividing the lands of the herein described Parcel from lands now belonging to Samuel E. W. Friel; thence (12) North 49 degrees 02 minutes west, 20.73 feet to the aforementioned monument stone; thence (13) with the lands of Friel North 49 degrees 02 minutes west, 758.9 feet to another stone; thence (14) still with the lands of Friel North 43 degrees 28 minutes east, 1001.8 feet to a monument stone set along the southerly side of the State Road leading from Matapeake to Wye Mills; thence (15) with the southerly side of the State Road and toward Matapeake South 83 degrees 13 minutes west, 1213.4 feet to a post; thence (16) still with the same South 75 degrees 18 minutes west, 170.6 feet to a post; thence (17) still with the same South 67 degrees 08 minutes west 225.5 feet to a post; and thence (18) still with the same South 58 degrees 10 minutes west, 240.2 feet to the place of beginning, containing an area of 73.95 acres of land.

SAVING AND EXCEPTING from Parcel No. 3 above described, however, the two following described parcels of land, to wit: (1) the lots of land designated as Lots Nos. 1 and 2 on said plat which were conveyed by John W. Lippold and Anna L. Lippold, his wife, to William Benjamin Lane, by deed dated the 15th day of May, 1941, and recorded

among the Land Records for Queen Anne's County aforesaid in Liber A.S.G. Jr. No. 4, folio 355, containing 40.463 square feet of land, more or less; and (2) the lot of land designated as Lot No. 3 on said plat, which was conveyed by John W. Lippold and Anna L. Lippold, his wife, to Benjamin F. Austin Jr. by deed dated the 11th day of July, 1941, and recorded among the Land Records of Queen Anne's County aforesaid in Liber A.S.G. Jr. No. 6, folio 147, containing 8.586 square feet of land, more or less.

Parcel No. 4

ALL that tract of land situate, lying and being on the northerly side of the State Road leading from Matapeake to Wye Mills, and being on the easterly side of lands now belonging to Fairfax Farms Dairy, Inc., and being bounded by the aforementioned State Road, lands now belonging to Fairfax Farms Dairy Inc., the right-of-way of the Baltimore and Eastern Branch of the Pennsylvania Railroad Company and lands now belonging to Samuel E. W. Friel, and more particularly described by metes and bounds, courses and distances, as follows, to wit: BEGINNING for the same at a concrete monument set along the northerly side of the State Road leading from Matapeake to Wye Mills on the line dividing the herein described Parcel of land from lands now belonging to Fairfax Farms Dairy, Inc., said concrete monument being the southeasterly corner of the lands now belonging to Fairfax Farms Dairy, Inc., and running thence (1) with these lands North 6 degrees 46 minutes west, 295.3 feet to a concrete monument set along the southerly side of the right-of-way of the Baltimore and Eastern Branch of the Pennsylvania Railroad Company; thence (2) with the southerly side of the aforesaid right-of-way North 66 degrees 06 minutes east, 240.3 feet to a monument stone and the lands of Samuel E. W. Friel; thence (3) with the lands of Friel South 52 degrees 27 minutes east, 524.4 feet to another monument stone set along the northerly side of the State Road leading from Matapeake to Wye Mills; and thence (4) with the northerly side of the State Road, and toward Matapeake South 83 degrees 16 minutes west, 604.9 feet to the place of beginning, containing an area of 3.32 acres of land.

Parcel No. 5

ALL that tract of land situate, lying and being on the northerly side of the State Road leading from Matapeake to Wye Mills, and being on the westerly side of lands now belonging to Fairfax Farms Dairy, Inc., and being bounded by the aforementioned State Road, lands now belonging to Fairfax Farms Dairy, Inc., and the right-of-way of the Baltimore and Eastern Branch of the Pennsylvania Railroad Company, and being more particularly described by metes and bounds, courses and distances, as follows, to wit: BEGINNING for the same at a concrete monument set along the northerly side of the State Road leading from Matapeake to Wye Mills on the line dividing the herein described Parcel of land from lands now belonging to Fairfax Farms Dairy, Inc., said concrete monument being the southwesterly corner of the land now belonging to Fairfax Farms Dairy, Inc., and running thence (1) with the northerly side of the State Road and toward Matapeake South 82 degrees 53 minutes west, 318.3 feet to a point; thence (2) still with the same South 75 degrees 09 minutes west, 165 feet to a point; thence (3) still with the same South 67 degrees 30 minutes west, 230.4 feet to a point; thence (4) South 60 degrees 12 minutes west, 132.2 feet to a monument stone, said monument stone being set at the point where the northerly side of the State Road meets the southerly side of the right-of-way of the Baltimore and Eastern Branch of the Pennsylvania Railroad Company; thence (5) with the southerly side of the aforesaid right-of-way of the Baltimore and Eastern Branch of the Pennsylvania Railroad Company North 58 degrees 30 minutes east, 347.8 feet to a point; thence (6) still with the southerly side of the right-of-way North 61 degrees 26 minutes east, 183.4 feet to a point; thence (7) still with the southerly side of the right-of-way North 63 degrees 53 minutes

east, 359.2 feet to a concrete monument and the lands now belonging to Fairfax Farms Dairy, Inc.; and thence (8) with the lands of the Fairfax Farms Dairy, Inc., South 6 degrees 46 minutes east, 193.4 feet to the place of beginning, containing 1.37 acres of land.

BEING the same and all of the land which was granted and conveyed unto the said J. Berg von Linde and Florence Berg von Linde, his wife, as tenants by the entireties, by John W. Lippold and Anna L. Lippold, his wife, by deed bearing date the 26th day of May, 1945, and recorded in Liber A.S.G. Jr. No. 11, folios 241, etc., a Land Record Book for Queen Anne's County, aforesaid.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, appurtenances, privileges and advantages thereto belonging or in anywise appertaining.

SUBJECT, nevertheless, to the legal operation and effect of the two following described mortgages from these grantors, to wit: (1) the mortgage to Stephen R. Collins, Trustee of the Estate of Margaret L. Hurlock, bearing date the 26th day of May, 1945, and recorded in Liber A.S.G. Jr. No. 11, folios 245 etc., a Land Record Book as aforesaid, (securing a debt of \$10,000.00, on which these grantors hereby covenant and represent that the interest has been paid to May 26, 1949; and (2) the mortgage to John W. Lippold and wife, now held by Kathryn J. McMahan, Assignee, bearing date the 26th day of May, 1945, and recorded in the last mentioned Liber at folios 248, etc., (securing a debt of \$4,500.00, on which these grantors hereby covenant and represent that the interest has been paid to May 26, 1949).

TO HAVE and TO HOLD the aforesaid land and premises, subject, nevertheless, to the legal operation and effect of the two above described mortgages, unto and to the use of the said Consuelo U. Ford, her heirs and assigns, in fee simple, forever.

AND the said J. Berg von Linde and Florence Berg von Linde, his wife, do hereby covenant that, except as to the aforesaid mortgages, they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of said land as may be requisite.

AND the said Consuelo U. Ford, by her acceptance of the delivery of this deed, does hereby assume, and covenant and agree to pay the aforementioned mortgage debts and the interest to accrue thereunder from May 26, 1949, as well as to perform all of the mortgagors' obligations thereunder, in accordance with the terms, provisions and covenants contained in said mortgages and in the notes secured thereby.

WITNESS the hands and seals of the said grantors:

TEST: (as to both grantors):

ROBERT T. NEWELL

J. BERG VON LINDE (SEAL)
(J. Berg von Linde)

FLORENCE BERG VON LINDE (SEAL)
(Florence Berg von Linde)

STATE OF MARYLAND)
)
QUEEN ANNE'S COUNTY)

TO WIT:

I Hereby Certify that on this 15th day of July, 1949, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared the within named J. Berg von Linde and Florence Berg von Linde, his wife, and acknowledged the foregoing DEED to be their respective act.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal, the day and year last hereinabove mentioned.

Notary
Public
Seal.

ROBERT T. NEWELL
Notary Public.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber N.B.W. No. 3, folio 451, a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 11th day of May in the year nineteen hundred and seventy.

Charles W. Cecil
Clerk

Consula U. Ford et al

TO

A lot, Parcel or tract of land, situated, lying and being in the Fifth Election District of Queen Anne's County, State of Maryland, A part of parcel "3" as set forth on a plat entitled "John W. Hippold" dated the 15th day of July 1949 and recorded amongst the Land Record Books of Queen Anne's County in A.S.G.J. #4 - Folio 274. also a part of the same lands that Consula U. Ford et al were deeded by _____ Dated - - -

and recorded amongst the Land Record Books of the said County in Folio " _____

Beginning for the same at a point on the Southern line of the 150 ft. wide right of way of U.S. Route #50 where the same is intersected by the westerly line of a fifty foot wide way Reserved by the Grantor at the time that other lands were conveyed to Maurice H. Hardie et al by a deed and plat Recorded in T.S.P. 11 at folios Nos. 165 and 169 respectfully. and running

(1) Thence by ad with the westerly line of the aforementioned 50 ft. wide right of way,

S 39° 50' E - - 246.20 ft. to a concrete

monument set on the northerly division line of the aforementioned Hardie lands.

(2) Thence by ad with the said division line

S 85° 50' W - - - 551.40 ft. to a concrete

monument set in the line of lands of the Essex Station.

1 thick
this is last
2

Page II

(3) Thence by ad with the last named lands
N04°10'W -- 200.00 ft. To a concrete monument
set on the southerly line of
the 150 ft. wide Right of Way
of U.S. Route 50.

(4) Thence by ad with the line of U.S. Route 50
N85°30'E -- 407.50 ft. To the point of
beginning.

Containing in all

2,200 Acres of land more or less.

By a survey made in November, 1954

J. W. M. H. A. F. ,

Eng. & Surveyor,

CHESTER TOWNSHIP,

JWS

U. S. RTE. 50

centerline

75'

I.P.

S86°09'30"E

407.50'

24.64'
con. mon 0.16'
off line.

MAG. NORTH
1972

J. DEWEESE CARTER
(Shell Station)

N03°50'30"E

200.00'

CON. MON.

N86°09'50"W

2.201 ACRES ±

WYE RIVER
FARMS, INC.

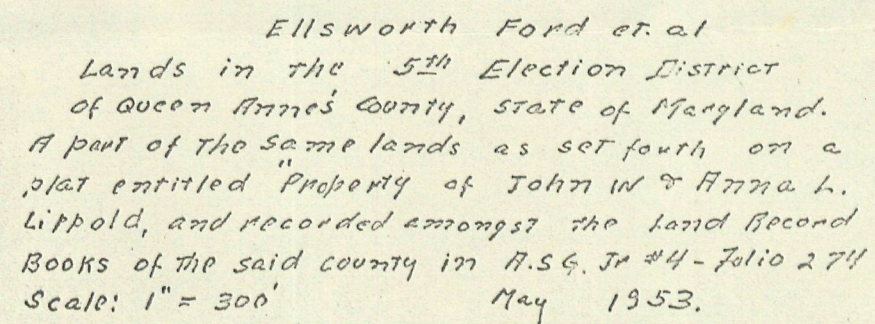
246.18'

551.04'

I.P.

PLAT OF A SURVEY OF THE
CONSUELO FORD LANDS
5TH DISTRICT, QUEEN ANNES CO., MD.
Scale 1"=60' Jan. 1972.
William E. Nuttle, Reg. Surveyor
Chester town, Md.

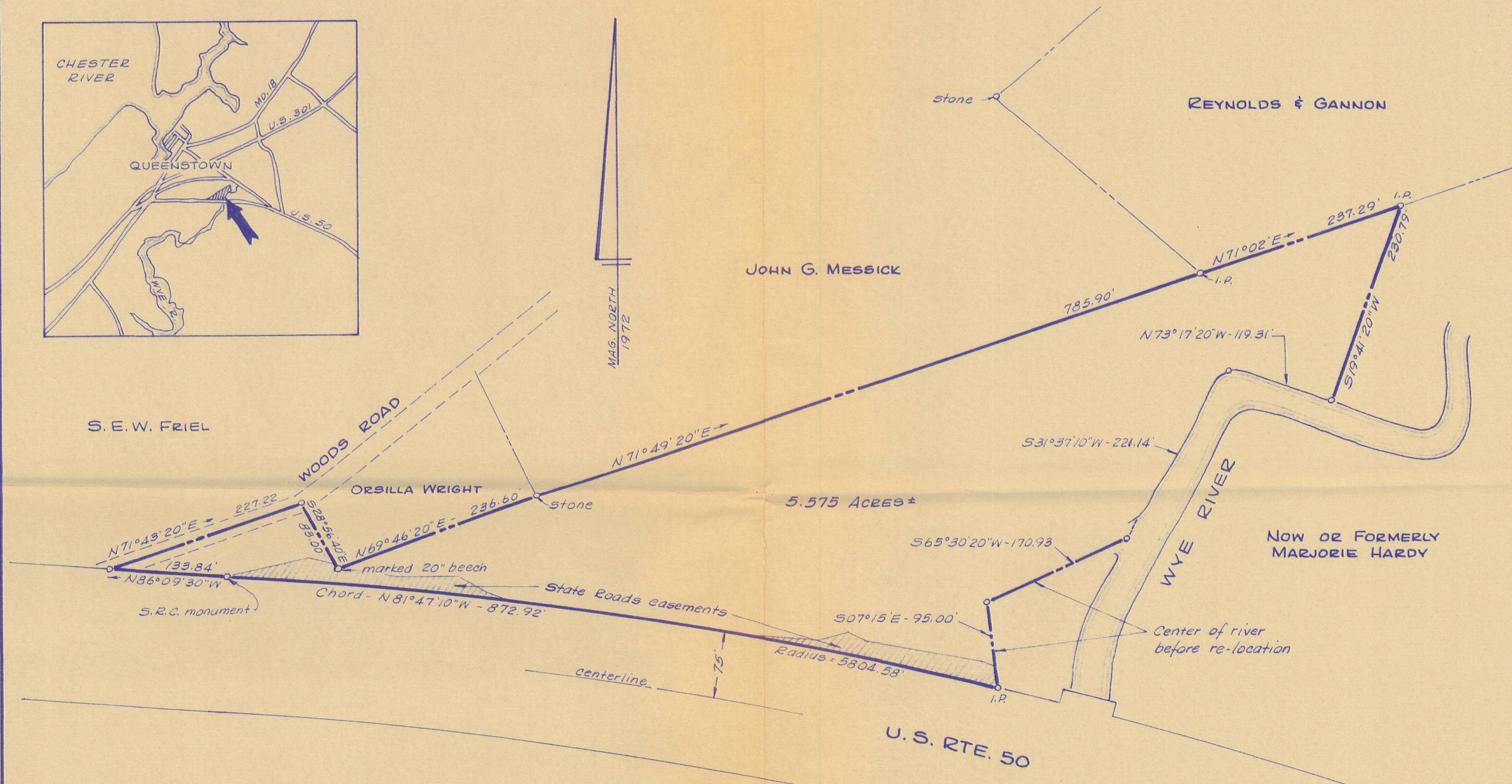
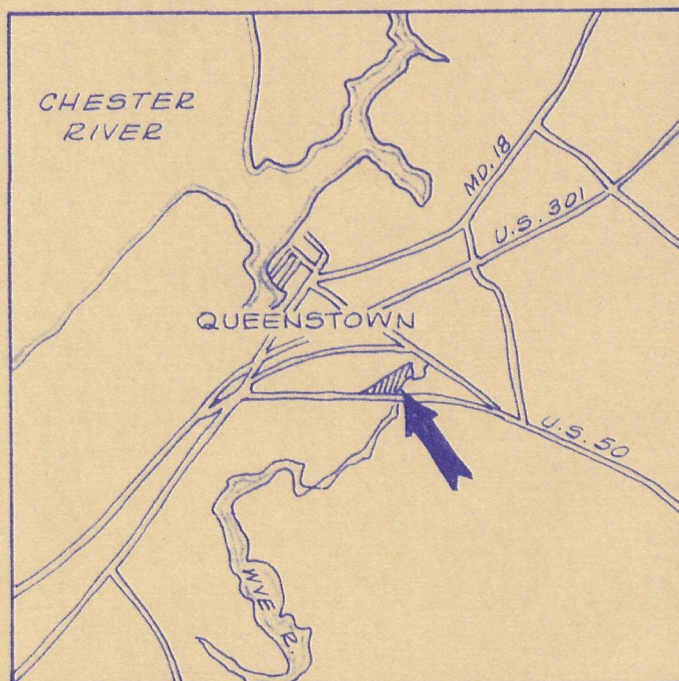
I.P. = iron pipe



TSP 11 / 169

6-13-53

$$\begin{array}{r} 820 \\ 450 \\ \hline 1070 \end{array}$$



PLAT OF A SURVEY OF THE CONSUELO FORD LANDS

5TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=100'

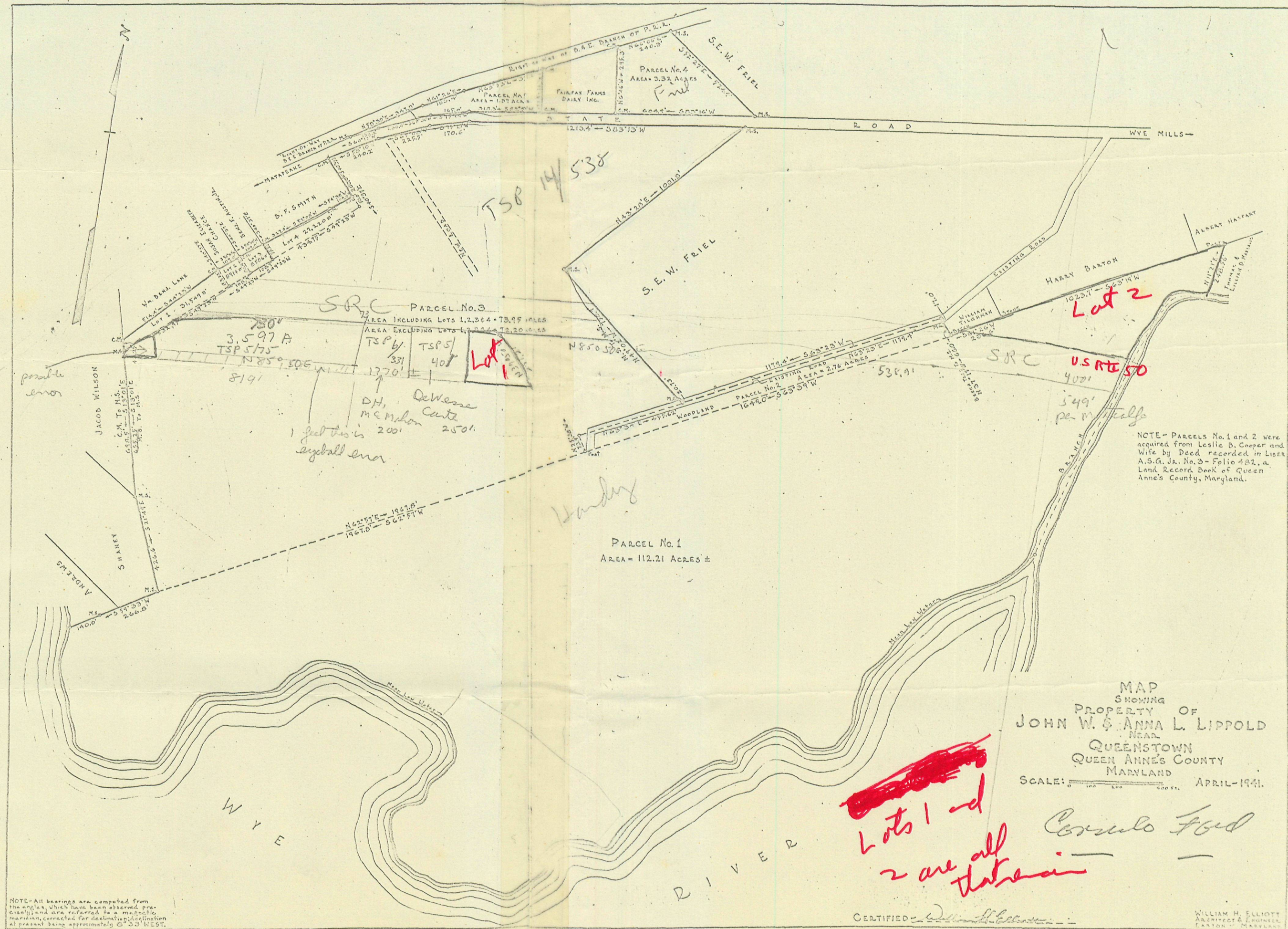
Jan. 1972.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe

Note: Right-of-way & easement information on U.S. Rte. 50 found on S.R.C. Plats 8316-8317. Position of Wye River before relocation during construction of U.S. Rte. 50 determined from physical evidence and S.R.C. plats.

W. I. P. It is remembered that on the Thirtieth day of April, in the year nineteen hundred and forty one, the following plat was brought to be recorded, to wit:-



ASG 4/274 sec 4-30-41